

Conditions Modified by PLUM on 10/25/2016

At their meeting on Tuesday, October 25, 2016, the Planning and Land Use Committee moved to approve the following modifications to Conditions 11.a, MM-6.d, and S-3.i.i of VTT-73714-SL.

Sherman Way-West Hills  
Partners, LLC. (A)(O)  
22801 Ventura Boulevard, #111  
Woodland Hills, CA 91604

William Michael White (E)  
Forma Engineering  
10814 Reseda Boulevard  
Northridge, CA 91326

RE: Vesting Tentative Tract Map No. 73714-SL  
Address: 23200 Sherman Way  
Planning Area: Canoga Park - Winnetka -  
Woodland Hills - West Hills  
Existing Zone : A1-1  
Proposed Zone : (T)(Q)RD5-1  
D. M. : 183B093  
C. D. : 12  
CEQA : ENV-2015-4679-MND

11. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. Provide a copy of APCSV-CPC case APCSV-CPC-2015-4684-ZC. Show compliance with all the conditions/requirements of the APC-CPC case as applicable.

**MM-6. Cultural/Historic Resources.**

- a. The historic pilasters on the Canoga Mission Gallery property shall be retained and preserved in situ or in place.
- b. Homes abutting the Canoga Mission Gallery Parcel shall not exceed a height of 25 feet.
- c. Structures abutting the Canoga Mission Gallery Parcel shall not exceed a height of 25 feet.
- d. The house on Lot No. 1 of VTT-73814-SL shall be turned to face Woodlake Avenue, allowing an open space on the corner of this property that is not enclosed by fencing to the lot line.

- e. Walls abutting the Canoga Mission Gallery parcel shall not exceed five feet in height. Additionally, adjustments to the slumpstone wall's placement were made at Lot No. 2, and small portions of lots Lot Nos. 1 and 3, stepping it back one foot-four inches to the south, to accommodate the Canoga Mission Gallery's wood split-rail fence with stone pilasters that extends in over the parcel line into the subject property.
- f. An 8,750 square-foot remainder parcel shall be left undeveloped as to provide a buffer between the monument and the new development. Should the remainder parcel be removed as a result of a Lot Line Adjustment, a Covenant and Agreement that shall run with the land shall be recorded prohibiting any development of that portion of the subject property.

### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public drainage facilities including the repairing or replacing of the existing system deemed necessary will be required to drain the tract to an outlet all satisfactory to the Valley District Engineering.
  - b. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
  - c. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213-485-5675) upon completion of construction to expedite tree planting.
  - d. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
  - e. Construct access ramps for the handicapped as required by the City Engineer.
  - f. Close any unused driveways satisfactory to the City Engineer.
  - g. Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

- h. Improve Sherman Way adjoining the subdivision by the construction of the following:
  - i. A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells.
  - ii. Suitable surfacing to join the existing pavements and to complete a 40-foot half roadway to join the existing 40-foot half roadway adjacent southwesterly tract boundary.
  - iii. Any necessary removal and reconstruction of existing improvements.
  - iv. The necessary transitions to join the existing improvements.
- i. Improve Woodlake Avenue adjoining the subdivision by the construction of the following:
  - i. A concrete curb, a concrete gutter, and a ~~40~~5-foot ~~Full-width~~ concrete sidewalk ~~with tree wells~~ **and a 10-foot landscaped parkway.**
  - ii. Suitable surfacing to provide a 28-foot half roadway.
  - iii. Any necessary removal and reconstruction of existing improvements.
  - iv. The necessary transitions to join the existing improvements.
  - v. Construct a 35-foot curb radius cul-de-sac at the southeasterly terminus of Woodlake Avenue.
- j. Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
  - i. Construct three (3) new street lights Sherman Way.
  - ii. Construct three (3) new street lights Woodlake Avenue.